

**DETERMINATION OF NONSIGNIFICANCE  
ISSUED BY  
CITY OF WENATCHEE COMMUNITY DEVELOPMENT DEPARTMENT**

**Description of proposal:** Amendments to Title 10 Zoning and 11 Subdivisions of the Wenatchee City Code relating mostly to residential, commercial and mixed use development and performance standards. Chapters being amended include, but may not be limited to, 10.08, 10.10, 10.11, 10.12, 10.14, 10.16, 10.18, 10.20, 10.22, 10.24, 10.26, 10.28, 10.32, 10.34, 10.40, 10.42, 10.46, 10.48, 10.60, 10.62, 10.65, 11.20, and 11.32. A new chapter is proposed at 10.47. A document called the Wenatchee Residential Development Guidelines is proposed to be adopted by reference in Title 10.

**Proponent:** City of Wenatchee

**Location of proposal:** City of Wenatchee, Chelan County

**Lead Agency:** City of Wenatchee Community Development Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

☒ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:00 p.m. on December 4, 2018.

**Responsible Official:** Glen DeVries, AICP  
509.888.3252

**Phone:**

**Position Title:** Community Development Director

**Contact Person:** Matt Parsons, AICP  
**Position Title:** Senior Planner

**Phone:** 509.888.3253

**Address:** 1350 McKittrick St.  
Wenatchee, WA 98801

**Date:** August 2, 2019

**Signature:** 



# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [HELP]

1. Name of proposed project, if applicable: **Housing Code Update**
2. Name of applicant: **City of Wenatchee**

3. Address and phone number of applicant and contact person: **1350 McKittrick St, PO Box 519, Wenatchee, WA 98801  
(509) 888-3253  
Matt Parsons, Senior Planner**
4. Date checklist prepared: **August 2, 2019**
5. Agency requesting checklist: **City of Wenatchee**
6. Proposed timing or schedule (including phasing, if applicable): **Public Hearing with Planning Commission on October 16, 2019. Public Hearing with City Council on October 24, 2019. Adoption could occur as soon as October 24, 2019.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**Updates are made to the comprehensive plan annually and to the development codes as needed.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Final Supplemental Environmental Impact Statement for the Wenatchee Urban Area Comprehensive Plan Update 2006 adopted April 4, 2007**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
**This non-project proposal affects the entire City of Wenatchee Urban Growth Area. Applications are submitted regularly for development throughout the area.**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**City of Wenatchee Planning Commission recommendation  
City of Wenatchee City Council approval by ordinance**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
**Amendments to Title 10 Zoning and 11 Subdivisions of the Wenatchee City Code relating mostly to residential, commercial and mixed use development and performance standards. Chapters being amended include, but may not be limited to, 10.08, 10.10, 10.11, 10.12, 10.14, 10.16, 10.18, 10.20, 10.22, 10.24, 10.26, 10.28, 10.32, 10.34, 10.40, 10.42, 10.46, 10.48, 10.60, 10.62, 10.65, 11.20, and 11.32. A new chapter is proposed at 10.47. A document called the Wenatchee Residential Development Guidelines is proposed to be adopted by reference in Title 10.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic

map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The proposed code changes would apply in the Wenatchee Urban Growth Area. Areas within City limits would be administered by the City of Wenatchee while unincorporated areas of the Urban Growth Area would be administered by Chelan County Community Development.**

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**This is a non-project proposal. Development permits in the City of Wenatchee will need to demonstrate compliance with the Wenatchee City Code. Relevant chapters and titles include Chapter 12.08 Resource Lands and Critical Areas Development; Title 2 Buildings, Chapter 9.20 Construction and Post Construction Stormwater, and Chapter 9.30 Land Surface Modification.**

### **3. Water** [\[help\]](#)

#### **a. Surface Water:** [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**The Columbia River and associated wetlands are located on the eastern boundary of the City of Wenatchee; the Wenatchee River runs through the City south of Olds Station; on the Southern edge of the City of Wenatchee Urban Growth Area lies Squilchuck Creek, a perennial stream.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**This is a non-project proposal. Any development applications for land within 200ft of a shoreline will need to demonstrate compliance with the City of Wenatchee Shoreline Master Program.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**There are some 100-year floodplains on the west side of the Urban Growth Area. A map can be accessed at the following link:**

**<https://www.wenatcheewa.gov/home/showdocument?id=361>**

### **8. Land and Shoreline Use** [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**Current uses in the Urban Growth Area include residential, commercial, community and public services, industrial, recreation, and some agricultural uses.**

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**Historically much of the Wenatchee Urban Growth Area was used as agricultural land. None of it was designated as being of long-term commercial significance.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**This is a non-project proposal. Impacts will be evaluated at the time of development application.**

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**The proposed code amendments are compliant with the Wenatchee Urban Area Comprehensive Plan. Design standards are included in the codes to ensure developments are compatible with surrounding uses.**

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

**No resource lands of long term commercial significance are in the Wenatchee Urban Growth Area.**

## **9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**The purpose of this code update is to encourage a variety of housing types consistent with the adopted comprehensive plan. The City's housing needs and projections can be found in the Wenatchee Urban Area Comprehensive Plan. It is not possible to definitively say how many units will be developed but the objective is to not only keep up with the demand for housing as the population increases, but also return the city to a healthy vacancy rate.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**This is a non-project proposal. No units are planned for elimination through this proposal.**

- c. Proposed measures to reduce or control housing impacts, if any:

**The purpose of these code amendments is to have a positive impact on housing supply, increase the vacancy rate, and return housing prices to a healthy level. The new code will**

allow a greater variety of housing types many of which will be smaller and more affordable.

#### **10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**This is a non-project proposal. Building height is defined in Chapter 10.46 of the Wenatchee City Code. Amendments are being made to building height but remains compliant with the Wenatchee Urban Area Comprehensive Plan. Exterior building materials for residential and mixed use developments will be regulated in the Wenatchee Residential Development Guidelines.**

- b. What views in the immediate vicinity would be altered or obstructed?

**This is a non-project proposal. View impacts would need to be assessed at the time of development proposal.**

- a. Proposed measures to reduce or control aesthetic impacts, if any:  
**The proposed code included extensive design standards that seek to mitigate aesthetic impacts a proposed development may otherwise have created.**

#### **14. Transportation** [\[help\]](#)

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

**The City of Wenatchee is served by LINK Transit. Routes serve a significant portion of the City.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

**It is not possible to calculate how many parking spaces will be created or eliminated as a result of this non-project proposal. Off-street parking standards can be found in 10.62 of the Wenatchee City Code. Some amendments are proposed to this chapter.**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**This is a non-project proposal. The need for any improvements will be evaluated at the time of development application.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**The City of Wenatchee is served by BNSF Railway and Amtrak. Pangborn Airport is nearby and provides commercial airtravel.**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**This is a non-project proposal. The proposed code amendments will likely result in additional housing units being developed but no more than are planned for in the Wenatchee Urban Area Comprehensive Plan.**

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

**No impacts are anticipated.**

- h. Proposed measures to reduce or control transportation impacts, if any: **n/a**

### **15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

**The proposed code amendments will likely result in additional housing units being developed but no more than are planned for in the Wenatchee Urban Area Comprehensive Plan.**

- b. Proposed measures to reduce or control direct impacts on public services, if any. **n/a**

### **C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee Matt Parsons

Position and Agency/Organization Senior Planner, City of Wenatchee, Community Development

Date Submitted: 8/2/19

### **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)



Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

**This non-project proposal involves amendments to development codes with the objective being to see development occur up to the intensity that is anticipated in the Wenatchee Urban Area Comprehensive Plan. Impacts will be addressed with each permit application in accordance with adopted codes. The proposed code amendments do not alter how the City of Wenatchee regulates discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.**

Proposed measures to avoid or reduce such increases are: **n/a**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

**This is a non-project proposal. No additional impacts are anticipated beyond what is planned for in the Wenatchee Urban Area Comprehensive Plan. This proposal is not altering codes the City has in place to protect plants, animals, fish, or marine life which include Chapter 12.08 of the Wenatchee City Code relating to Critical Areas or the City of Wenatchee Shoreline Master Program.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**n/a**

3. How would the proposal be likely to deplete energy or natural resources?

**This is a non-project proposal. No additional impacts are anticipated beyond what is planned for in the Wenatchee Urban Area Comprehensive Plan. In general this proposal will allow more efficient use of the existing urban growth area and possibly reduce, prevent, or delay any expansions that might be necessary in the future thus protecting energy and natural resources.**

Proposed measures to protect or conserve energy and natural resources are:

**n/a**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

**This is a non-project proposal. No additional impacts are anticipated beyond what is planned for in the Wenatchee Urban Area Comprehensive Plan. This proposal is not altering codes the City has in place to protect plants, animals, fish, or marine life which include Chapter 12.08 of the Wenatchee City Code relating to Critical Areas or the City of Wenatchee Shoreline Master Program.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

n/a

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**This is a non-project proposal. No additional impacts are anticipated beyond what is planned for in the Wenatchee Urban Area Comprehensive Plan. This proposal is not altering codes the City has in place to protect plants, animals, fish, or marine life which include Chapter 12.08 of the Wenatchee City Code relating to Critical Areas or the City of Wenatchee Shoreline Master Program.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

n/a

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**This is a non-project proposal. No additional impacts are anticipated beyond what is planned for in the Wenatchee Urban Area Comprehensive Plan. Concurrency will be evaluated at the time of permit application review.**

Proposed measures to reduce or respond to such demand(s) are:

n/a

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**None known**